

RECEIVED BY F. CURRIE
COMMITTEES TEAM
14/08/25.

NOTICE OF REVIEW

Under Section 43A(8) Of the Town and Country Planning (SCOTLAND) ACT 1997 (As amended) In Respect
of Decisions on Local Developments
The Town and Country Planning (Schemes of Delegation and Local Review Procedure) (SCOTLAND)
Regulations 2013
The Town and Country Planning (Appeals) (SCOTLAND) Regulations 2013

IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review.

PLEASE NOTE IT IS FASTER AND SIMPLER TO SUBMIT PLANNING APPLICATIONS ELECTRONICALLY VIA <https://www.eplanning.scot>

1. Applicant's Details		2. Agent's Details (if any)	
Title	MR	Ref No.	24/00845/P
Forename	PATRICK	Forename	STEPHEN
Surname	LEDINGHAM	Surname	LOTHIAN
Company Name		Company Name	LOTHIAN PLANS
Building No./Name	1	Building No./Name	18
Address Line 1	QUONDROM COTTAGES	Address Line 1	LAIDLAW GARDENS
Address Line 2	YESTER	Address Line 2	
Town/City	HADDINGTON	Town/City	TRANENT
Postcode	EH41 4JZ	Postcode	EH33 2QH
Telephone		Telephone	
Mobile		Mobile	
Fax		Fax	
Email		Email	
3. Application Details			
Planning authority	EAST LoTHIAN COUNCIL		
Planning authority's application reference number	24/00845/P		
Site address	<p>1 QUONDROM COTTAGES YESTER GIFFORD HADDINGTON EH41 4JZ</p>		
Description of proposed development	<p>CHANGE OF USE OF GRASS VERGE TO FORM ADDITIONAL GARDEN GROUND, ERECTION OF FENCING & OUTBUILDINGS, FORMATION OF HARDSTANDING & DECKING AREAS, INSTALLATION OF AIR SOURCE HEAT PUMP, FIVE & SOLAR PANELS (PART RETROSPECTIVE)</p>		

Date of application

13.03.25

Date of decision (if any)

16.05.25

Note. This notice must be served on the planning authority within three months of the date of decision notice or from the date of expiry of the period allowed for determining the application.

4. Nature of Application

- Application for planning permission (including householder application)
- Application for planning permission in principle
- Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission and/or modification, variation or removal of a planning condition)
- Application for approval of matters specified in conditions

5. Reasons for seeking review

- Refusal of application by appointed officer
- Failure by appointed officer to determine the application within the period allowed for determination of the application
- Conditions imposed on consent by appointed officer

6. Review procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

- Further written submissions
- One or more hearing sessions
- Site inspection
- Assessment of review documents only, with no further procedure

If you have marked either of the first 2 options, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing necessary.

N/A

7. Site inspection

In the event that the Local Review Body decides to inspect the review site, in your opinion:

- Can the site be viewed entirely from public land?
- Is it possible for the site to be accessed safely, and without barriers to entry?

If there are reasons why you think the Local Review Body would be unable to undertake an unaccompanied site inspection, please explain here:

N/A

8. Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

If the Local Review Body issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

WE ARE SEEKING A REVIEW ON OUR APPLICATION IN RELATION TO CONDITION 2 (RE-POSITIONING THE SUMMERHOUSE).

POINTS RAISED:

1. THE SUMMERHOUSE IS IN LINE WITH OUR GABLE END @ 1 QUONDROM COTTAGES, TESTER (SEE PHOTO 1)

2.

(
0

3. OUR PROPERTY PRE-DATES LEEHOUSES COTTAGES
4. ATTACHED PAGE 3A

Have you raised any matters which were not before the appointed officer at the time your application was determined? Yes No

If yes, please explain below a) why your are raising new material b) why it was not raised with the appointed officer before your application was determined and c) why you believe it should now be considered with your review.

N/A

STATEMENT 8 - ADDITIONAL INFORMATION

Point:

4. We believe that the siting of the summerhouse (& all associated improvements) is in character with the surrounding area & its appearance blends in with the cottage's sandstone finish. It hasn't been painted & has weathered to blend in. It is a 'pent style' & is in keeping with a cottage country garden.
5. My vehicle is parked adjacent to the summerhouse, on our designated parking area, & is therefore barely seen, even when standing directly in front of it.
6. The summerhouse acts as a windbreak as we are battered by winds from the Lammermuir (southerly)
7. Due to the irregular shape of our garden, the summerhouse could not be positioned elsewhere.
8. Both my wife & I are retired (due to our health problems - leukaemia & diabetes/heart issues) & the summerhouse is our sanctuary when we are unable to leave home.
9. Email sent to Fiona Currie on 30/7/2025 to be added.

Currie, Fiona

From: Patrick ledingham <paddy.ledingham@gmail.com>
Sent: 26 July 2025 14:49
To: Cmtte Local Review Body
Cc: angela.mcandrew@yahoo.co.uk; Grandison, Carol; Stephen Lothian
Subject: Planning Decision Notice 24/00845/P

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear committee

We wish to appeal the following points of the above, which relate to the SUMMERHOUSE & FENCING.

APPEAL SUMMERHOUSE:

1. The summerhouse is NOT projecting over the gable elevation, as the gable wall runs at an angle. (Photos and information given to the Provost who is our elected representative at appeal).

This will require a site visit to confirm the position of the summerhouse.

Therefore the summerhouse does respect the setting of the house and is appropriate to its siting.

It is not seen by anyone coming down or up the hill and blends into the surroundings.

2. Planning is making this decision based on the build line of Leehouses Cottages rather than the gable elevation of 1 Quondrom Cottages, which was built PRIOR to Leehouses Cottages.

3. We both have significant health issues, Mrs Ledingham CML/Leukaemia and Mr Ledingham diabetes and heart issues.

The garden has been significantly improved in the last 2 years as it was sloping unevenly and basically a rockery. It is now a lovely small cottage garden in which to sit. This is a haven for us when our health is poor.

The garden is very windy and the siting of the summerhouse gives us some protection and respite.

The garden is wider at the entrance and narrows considerably and so moving the summerhouse is not appropriate.

The current location was agreed verbally and measured out in person with [REDACTED]

4. The summerhouse is on our land and hasn't affected parking, as has been raised by planning. Therefore there is no need for the summerhouse to be moved forward at all. This has also been supported by PC Crolla, regarding parking. Emails can be provided to support this.

5. Mrs Ledingham is a blue badge holder and we would like to request signage or road markings be provided for residents only to prevent visitors and delivery drivers to our neighbours parking on the corner of the junction [REDACTED]

All neighbours have on road parking and parking to the rear of their properties.

We only have our 2 spaces at the front.

APPEAL FENCING:

We wish to appeal on the following grounds;

1. No road markings or signage to date, over the last 18 months have materialised despite repeated requests to Planning and Roads departments either verbally, in writing and in person during combined site visits.

We have contacted James Allan, the planning officer, who we believe has requested that this be addressed by Graham at the roads department again.

Complaints to planning have been made based on neighbours failing to adhere to road safety, by speeding excessively and cutting the corner repeatedly.

Our fencing is clearly behind the line of sight when stopped at the correct point at the junction. This urgently requires to be addressed.

If this is done our fence will be able to be left, in situ, as is.

POINT TO NOTE:

Due to ongoing malicious complaints made by certain individuals to both planning, roads and police, all of our neighbours have been visited and spoken to by PC Crolla (community police officer, Haddington) who has advised that any further false and malicious complaints regarding our car blocking the junction or where our car is parked, will be treated most seriously, as this is a waste of police time.

This should further support our belief that our fence height is not causing safety issues.

He has also been in contact with Planning to ascertain who has been making malicious complaints.

We would greatly appreciate this matter being resolved and in our favour, given the points noted above, due to the affects on our physical & mental health.

Kind regards

Mr and Mrs Ledingham

Sent from my iPhone

9. List of Documents and Evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review

SITE PLAN - SHOWING LOCATION OF SUMMERHOUSE.

PHOTOS - 1. GRASSLE END.

2. SHOWING SUMMERHOUSE WITH NEIGHBOURS
EXTENDED PORCHES IN THE BACKGROUND.

3. VIEW DOWN HILL - SUMMERHOUSE HIDDEN
FROM VIEW, NO IMPEDIMENTS TO VIEW.

Note. The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

10. Checklist

Please mark the appropriate boxes to confirm that you have provided all supporting documents and evidence relevant to your review:

Full completion of all parts of this form



Statement of your reasons for requesting a review



All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.



Note. Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

DECLARATION

I, the applicant/agent hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.

Signature:

P.S. CEDING

Name:

P.S. CEDING MAW

Date:

13 August 2025

Any personal data that you have been asked to provide on this form will be held and processed in accordance with the requirements of the 1998 Data Protection Act.